

From: clerk@townofburke.com
Sent: Monday, March 9, 2026 9:48 AM
To: Devon Pittman
Subject: RE: Rezoning Petition 12250 - 5954 Daentl Service Road

Yes, we would sign off on your holding tank application.

PJ

PJ Lentz, CMC, WCMC
Administrator Clerk Treasurer
5365 Reiner Rd
Madison WI 53718
Town of Burke, Dane Cty
Population 3,231
Phone: 608-825-8420



2026 Election Dates:

February 17, 2026-Spring Primary if necessary

April 7, 2026- Spring Election

August 11, 2026- Partisan Primary

November 3, 2026- Partisan General Election

To register to vote, request an absentee ballot,

and see what's on the ballot click on the link below:

[Myvote.wi.gov](https://myvote.wi.gov)

Elected Officials and Members of Town Committees: In order to comply with Open Meetings requirements, please limit any reply to only the sender of this electronic communication. Please be aware that written communications, emails, and faxes are generally considered open public records.

From: Holloway, Rachel <Holloway.Rachel@danecounty.gov>
Sent: Wednesday, March 4, 2026 12:48 PM
To: Devon Pittman <dpittman@briohn.com>; Macomber, Brandon <bmacomber@publichealthmdc.com>
Cc: Young, Molly <myoung@publichealthmdc.com>; Rizal Iskandarsjach <riz@briohn.com>; Judd Blau <blauj@deforestwi.gov>; Joe Zanotti <Jzanotti@briohn.com>; Lane, Roger <Lane.Roger@danecounty.gov>; bholz@total-mechanical.com; Brad Wondra <bwondra@briohn.com>; Paul Grzeszczak <paulg@briohn.com>; Lentz, PJ <CLERK@TOWNOFBURKE.COM>
Subject: RE: Rezoning Petition 12250 - 5954 Daentl Service Road

Dear Devon,

My understanding is that to have a holding tank, Town of Burke approval (a signed form) is required, and that information gets conveyed to Public Health as part of the process. I am adding the Town Clerk PJ Lentz here for her information on this matter. Please also connect with the Town if you have not already, the township's phone number is (608) 825-8420.

Thank you,
Rachel

Rachel Holloway
Dane County Assistant Zoning Administrator
(608) 266-9084 desk / (608) 220-7285 cell

From: Devon Pittman <dpittman@briohn.com>
Sent: Tuesday, March 3, 2026 11:29 AM
To: Macomber, Brandon <bmacomber@publichealthmdc.com>
Cc: Young, Molly <myoung@publichealthmdc.com>; Rizal Iskandarsjach <riz@briohn.com>; Judd Blau <blauj@deforestwi.gov>; Joe Zanotti <jzanotti@briohn.com>; Holloway, Rachel <Holloway.Rachel@danecounty.gov>; Lane, Roger <Lane.Roger@danecounty.gov>; bholz@total-mechanical.com; Brad Wondra <bwondra@briohn.com>; Paul Grzeszczak <paulg@briohn.com>
Subject: RE: Rezoning Petition 12250 - 5954 Daentl Service Road

Hello Brandon,

I wanted to follow up with you on the information that I sent last week. Please let me know when we might be able to expect a response on this matter and if there is a need to have a larger conversation with all the interested parties. We would like to get some comments and indication as to whether or not we can get support for a temporary holding tank at this property. I appreciate your help in moving this along.

Thank you,
Devon Pittman

Development Manager
Briohn Building Corporation
P: (262) 790-0500
M: (262) 461-5993
E: dpittman@briohn.com
www.briohn.com



DESIGN // BUILD // DEVELOP

3885 N Brookfield Rd., Suite 200, Brookfield, WI 53045

From: Devon Pittman
Sent: Friday, February 27, 2026 11:33 AM
To: 'mbacomber@publichealthmdc.com' <mbacomber@publichealthmdc.com>
Cc: 'MYoung@publichealthmdc.com' <MYoung@publichealthmdc.com>; Rizal Iskandarsjach <riz@briohn.com>; Judd Blau <blauj@deforestwi.gov>; Joe Zanotti <jzanotti@briohn.com>; Holloway, Rachel <holloway.rachel@danecounty.gov>; Lane, Roger <lane.roger@danecounty.gov>; 'bholz@total-mechanical.com' <bholz@total-mechanical.com>; Brad Wondra <bwondra@briohn.com>; Paul Grzeszczak <paulg@briohn.com>
Subject: Rezoning Petition 12250 - 5954 Daentl Service Road

Hello Brandon,

I was forwarded your contact information via Total Mechanical with whom we work on a great many of our projects, and they had contacted Molly regarding the proposed holding tank at the above referenced project. We understand that holding tanks for wastewater in Dane County are not an encouraged practice but as part of this particular development we would like to request temporary installation of a holding tank until such time that public sanitary sewer is available at the property.

Background:

Our client is PGUV, LLC which is the current owner of the property and Briohn Building Corp has been engaged to entitle and build a 20,000 square foot facility (expandable to 40,000) in which the property owner will be operating their business of golf cart leasing, storage, and service. They are currently in a rented facility located in a neighboring DeForest building. The client initially was inclined to bring the public sanitary sewer to the property so that it would also service land they own south of CTH CV as well but there are significant unknown site constraints on that portion of the property and until the feasibility of construction on the 17 acres south of CTH CV are answered, the cost of bringing sewer to both sites is too much for the one user to bear alone.

Water Availability:

Our project team has discussed the use of the public water infrastructure that is currently available to the site via the DeForest water utility and Judd Blau has been copied on this email so that he is aware of this discussion. DeForest has supplied the attached Will-Serve Letter although it is conditioned on the use of a holding tank until such time that sanitary sewer is brought to the site. It is our expectation that if PGUV is not able to develop the land to the south in the near term, DeForest and MMSD will ultimately bring the sanitary sewer to the site from its existing location north of the subject property in Daentl Road within the next 5-10 years. In the meantime, DeForest has agreed to serve the site with public water and avoid the installation of a private well on the site.

Feasibility of Alternatives:

We have explored the use of a septic system on the property but there are three major constraints that make this alternative unrealistic. The first is space, the attached site plan does not have the available space in which a septic field can be located. The majority of the site is slated for either current or future paved areas and there are 75' wetland setbacks to the west of the property which limit the placement of a septic field in those locations.

The second consideration is the chlorination of the public water. The village of DeForest will not support the use of public water if it will be discharged into a septic field due to the chlorination of the water. Given that this site is located adjacent to drainageways which empty into the Yahara River and associated wetland and floodplain, the potential for chlorinated water to potentially infiltrate environmentally sensitive areas would be avoided by the temporary use of the holding tank.

Finally, the cost for the property owner to bring the public sanitary sewer and water just to build their facility deteriorates the financial feasibility of the project. In the event that we learn that the property south of CTH CV can be developed efficiently, there is the potential that the owner would engage with DeForest and MMSD to bring this utility to the site in advance of the municipality. Additionally, the cost and abandonment of a holding tank is also less than that of a septic system.

Design Considerations:

The specifications of the proposed holding tank have been included with this email, and we would ask that you consider this to be a temporary holding tank since the owner will hook into the public sanitary sewer once it becomes available. We understand that the county views temporary holding tanks to have a shelf life of a maximum of 12-months but given the site constraints discussed above, allow some flexibility to the property owner to use the holding tank for a handful of years instead.

In anticipation of this future extension, the proposed plans include a sanitary lateral connection which will be installed as part of the construction of the building and in collaboration with the village of DeForest. This will eliminate any future disturbance to the property owner's building and paved areas post-construction and allow for easy abandonment of the holding tank when the time comes. The ease of abandonment of the holding tanks is preferable to the abandonment of a septic field. Ultimately, we would like to offer our client the most affordable and painless option for what will ultimately be abandoned in a few years.

I appreciate your assistance with this request and would be happy to hop on a call to discuss this at a more granular level if you would find it helpful in making your determination. Please let me know if there is anything else that I can provide in this regard and I look forward to hearing from you and your team. We would like to work toward a resolution on this matter before the next applicable ZLR Committee meeting so that the county can act on our rezoning petition.

Have a great weekend!

Thank you,
Devon Pittman

Development Manager
Briohn Building Corporation
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E: dpittman@briohn.com
www.briohn.com



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